

FOX RUN MAINTENANCE ASSOCIATION

P.O. Box 272, Palm City, Florida 34991

Subject: Minutes of the meeting held at the Copeland Tiki on 26 OCT 11.

Attending were board members John Copeland (hosting), Scott Markum, Rhett Keene, Michael Nielson, Brian Ridgley and Joseph Hornberger. Also attending were association members Dianne Markum, and Randy Spiegelhalter.

Meeting was called to order at 7:41. Members Kim & Chuck Mact arrive and asked to submit plans to enlarge their drive at Lot 47.

Election of Officers then began. Mike Nielson was elected BOD President with one dissenting vote (cast by Mr. Nielson, himself), which was overruled. Mr. Markum was then elected Treasurer, Mr. Hornberger Vice President, and Mr. Copeland Secretary. Mr. Keene accepted the post of Drainage Committee chairperson, and Mr. Ridgely the post of Lock-Up committee chairperson. Mr. Dodge was appointed Architectural Review Committee chairperson in absentia, pending his acceptance with John Copeland, Walter & Leona Bodie as members.

New Business:

John will get access to the website to post minutes, etc.

Carl Rubino and Walter Bodie will be removed from the BankAtlantic check signing list; Scott Marcum and John Copeland will be added.

Mike advises we have \$10,828.68 in checking and \$10,002.53 in savings.

The Macts submit plans for their driveway expansion. Plans approved w/o dissent.

Randy Spiegelhalter wants to close off one of 3 garage doors, the one nearest to the main house. As this still leaves 2 more doors, plans are deemed in compliance with the 2-door minimum and are approved by the board.

New Business:

President: No new business at this time, reserves comments at closing.

Vice President: No new business.

Treasurer: No new business.

Secretary: No new business.

Drainage Committee:

Rhett has received 2 bids, one from RK Contracting, and one from Sunshine Land Design. Sunshine comes in at approximately \$3,000.00 less on all eight crossings, some of which may require de-watering. Based on his experience with the firm, and the favorable pricing, Rhett recommends that the board accept Sunshine. Motion is made to allow Rhett to negotiate final contract with Sunshine Land Design contingent on the number of individual bids they'll

entertain. Motion seconded and approved. Rhett will try to have this finalized on or before the next meeting so long as he can stay within the \$18,000.00 budget.

Lock Up Committee:

Brian reports that the lock up is getting booked. In that there are some members using more than one slot due to former availability, those members may have to make space adjustments. More to follow, per Brian.

The Oak Ridge fence at the back of the lock up is failing. Joseph suggests that since it's their fence and their liability, they should receive a letter from us asking them to fix it. Secretary will draft the notification to them.

The new plantings that were put in to stabilize the bank seem to be flourishing.

President:

Emails from Mr. John Adams and Michael Nielson were read regarding the 2011 annual meeting. The Board is aware of the contents of these emails, and they are available in the record for review upon request.

Open Forum:

The issue of catering was tabled until the next meeting.

A motion was made to publicly acknowledge and thank Candice Keene for catering this meeting Pro Bono. Motion seconded and unanimously approved.

Next meeting was scheduled for 16 NOV 2011, at 7:00 p.m., location Copeland Tiki.

Meeting is closed by motion by Mike at 9:21 p.m., seconded and approved.

Respectfully Submitted,